

QUITCLAIM DEED

NO TRANSFER
TAX PAID

41-86

032329

KNOW ALL MEN BY THESE PRESENTS, that G-PAK, INC., a Maine corporation duly organized and existing under the laws of the State of Maine, in consideration of one dollar and other valuable consideration paid by UNION/Front Corp., a Maine corporation duly organized and existing under the laws of the State of Maine the receipt whereof it does hereby acknowledged, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Union/Front Corp., its successors and assigns forever, a certain lot or parcel of land situated in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

Beginning at a point in the northerly line of the Waterville-Oakland Road, so-called, which point is one hundred seventy-five (175) feet westerly in said north line of said road from the southeast corner of the land of the herein grantor and the southwest corner of land of one Simpson; thence northerly at a right angle to the said north line of said Road one hundred fifty (150) feet; thence westerly in a line parallel to said north line of said Road ninety-two (92) feet; thence southerly at a right angle to said north line of said road one hundred fifty (150) feet to said north line of said road; thence easterly along said road to the point of beginning.

Begin a part of the premises conveyed to Hubert Brooks by the Conservator's Deed of Freda E. Mullins, dated January 5, 1944 and recorded in the Kennebec County Registry of Deeds in Book 799, Page 313.

Meaning and intending to be the same premises conveyed by warranty deed of Lyman Broods, et al, to Leland G. Pooler, dated 11/11/51, recorded 11/20/51 in the Kennebec County Registry of Deeds, Book 914, Page 265.

Also: another certain lot or parcel of land situated in Waterville aforesaid, and bounded and described as follows, to wit:

Commencing at a point which marks the southwest corner of land now owned by Leland G. Pooler, and located on the north side of the Oakland road, so-called; thence running westerly along the north boundary of the Oakland Road, so-called, a distance of forty-six (46) feet to an iron pin located in the north boundary of the Oakland Road; thence running northerly from the last mentioned bound a distance of one hundred fifty (150) feet to an iron pin set in the ground; thence running easterly a distance of forty-six (46) feet to a point which marks the northwest corner of land now owned by Leland Pooler; thence running southerly and along the westerly boundary of land now owned by Leland Pooler a distance of one hundred fifty (150) feet to the point of beginning.

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The land herein conveyed is a part of the same premises conveyed to the said Hubert Brooks by Conservator's Deed of Alfreda E. Clement, dated January 5, 1944 and recorded in the Kennebec County Registry of Deeds in Book 799, Page 313.

Meaning and intending to be the same premises conveyed by warranty deed of Hubert Brooks to Leland Pooler, dated June 18, 1953, recorded 6/6/60 in the Kennebec County Registry of Deeds in Book 1189, Page 441.

Reference is hereby made to an Agreement Regarding Elimination of Restrictions between Hubert Brooks and Maggie Brooks and Roland Rossignol and Leland Pooler, et als dated August 5, 1985 and recorded in Kennebec Registry of Deeds in Book 2859, Page 223.

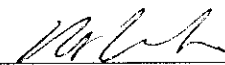
Meaning and intending to convey all the same premises conveyed to G-Pak, Inc. by Warranty Deed of Leland G. Pooler recorded with the Kennebec County Registry of Deeds in Book 3506, Page 126.


TO HAVE AND TO HOLD THE SAME, together with all the privileges and appurtenances thereunto belonging, to the said Union/Front Corp., its successors and assigns forever.

IN WITNESS WHEREOF, G-Pak, Inc. has caused this instrument to be signed by John E. Nale, its duly authorized President this 21st day of November, 1996.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

G-PAK, INC.



By: 

John E. Nale
President

STATE OF MAINE
KENNEBEC, ss.

November 21, 1996

Personally appeared the above named John E. Nale, President of G-Pak, Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of G-Pak, Inc.

Before me,

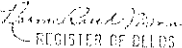


Notary Public/Attorney at Law

RECEIVED KENNEBEC SS.

95 DEC 11 AM 9:00

MARK J. NALE
Maine Attorney At Law

MAINE 
REGISTER OF DEEDS